

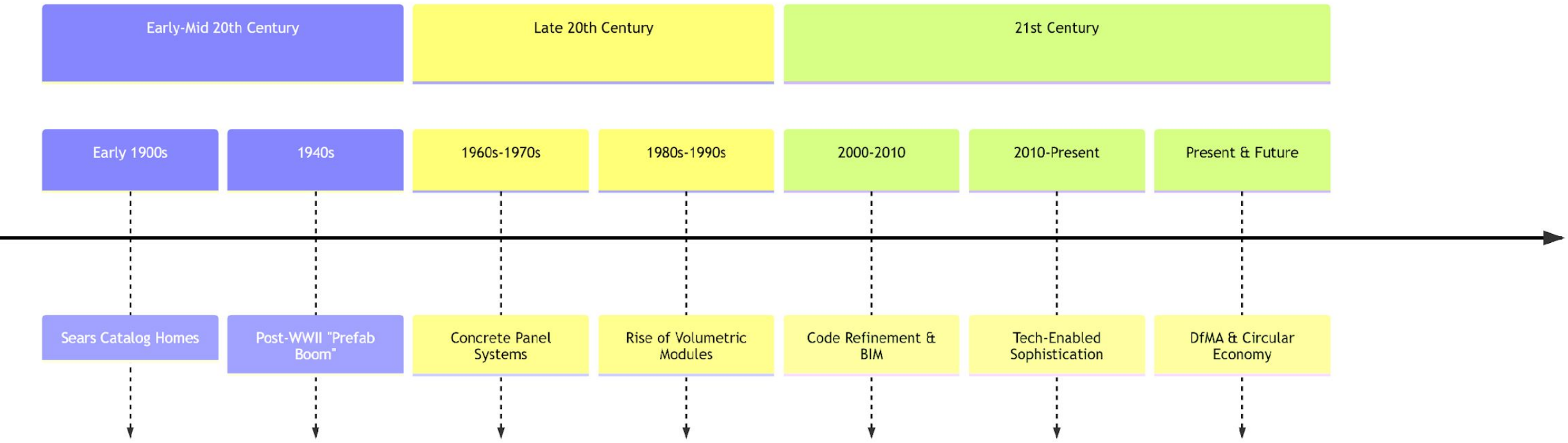


Modular Prefab System: Where are we now?

By
Eastern Pretech Solutions Sdn Bhd

Evolution of Modular Construction

Evolution of Modular Construction



Evolution of Modern Housing

Evolution

Early-Mid 20th Century

Early 1900s

1940s

1960s

Sears Catalog Homes

Post-WWII "Prefab Boom"

Concrete Systems


Present & Future

DfMA & Circular Economy

STANDARD BUILT HOMES

THE ESTES

Standard Built
No. C6014—Already Cut and Fitted
\$649⁰⁰



THE ESTES Standard Built bungalow is an inviting little home, priced unusually low. Its front porch is entirely underneath the roof of the house and may be enclosed in glass and used as a sun room.

The Dining Room is entered from the porch. Size, 9 feet 7 inches by 9 feet 8 inches. A window provides light and air.

The Living Room. A cased opening to the left connects the dining room and the living room. Size, 10 feet 1 inch by 13 feet 2 inches. A piano and the furniture can be grouped attractively because of the large wall spaces. A double window overlooks the porch, and two windows are at the side, thus assuring an abundance of light and air.

The Kitchen is entered from the dining room. The sink, range, kitchen cabinet and table space are planned to save steps and time. Light and air are provided by a window. A rear door leads to the yard.


The Bedrooms. The front bedroom connects with the dining room. The other bedroom opens off the kitchen. Each bedroom has a window.

Height of Ceiling. 8 feet 3 inches from floor to ceiling.

At the price quoted, we will furnish all material to build this four-room house, consisting of lumber, bath, millwork, flooring, shingles, siding, finishing lumber, tarred felt, hardware and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.


OPTIONS
Screen Doors and Windows, \$34.00 extra.
Screen Doors and Windows, aluminum wire, \$26.00 extra.
Sheet Plaster and Plaster Finish, to take the place of wood lath, \$60.00 extra. See page 188.
Federal Asphalt Shingles, guaranteed 17 years, instead of wood shingles for roof, \$32.00 extra.
6-in. 1 Style Oriental Asphalt Slate Surface Siding Shingles, guaranteed for 17 years, instead of wood shingles for roof, \$25.00 extra.

FLOOR PLAN



THE FOSGATE

Standard Built
No. C6016—Already Cut and Fitted
\$684⁰⁰



THE FOSGATE Standard Built home readily meets with favor because it has an attractive exterior and a modern interior. It is made of good quality material, ready cut, and square. Priced on the bedrock of greatest value.

The Living and Dining Room. The front door opens directly from the porch into the combination living and dining room. Size, 14 feet 2 inches by 12 feet 8 inches. Wall space permits a piano and furniture, while the dining table and chairs can be placed near the kitchen side of the room. One front window and a double side window flood the room with the brightness of sunshine.

The Kitchen. A door connects the living and dining room with the kitchen. Size, 8 feet 2 inches by 10 feet 2 inches. Appliances, including the sink, range, table, ice box, etc., can be placed to reduce the cost.

The Bedrooms. The front bedroom opens from the living room. The rear bedroom connects with the open hall off the living room. Each bedroom has a clothes closet, and a window.


The Bathroom also opens off the hall. Plumbing can be arranged on one wall, thereby lowering construction cost.

Height of ceiling. 8 feet 2 inches from floor to ceiling.

At the price quoted, we will furnish all material to build this four-room house and bath, consisting of lumber, bath, millwork, flooring, shingles, siding, finishing lumber, tarred felt, hardware and paint material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

OPTIONS
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FLOOR PLAN

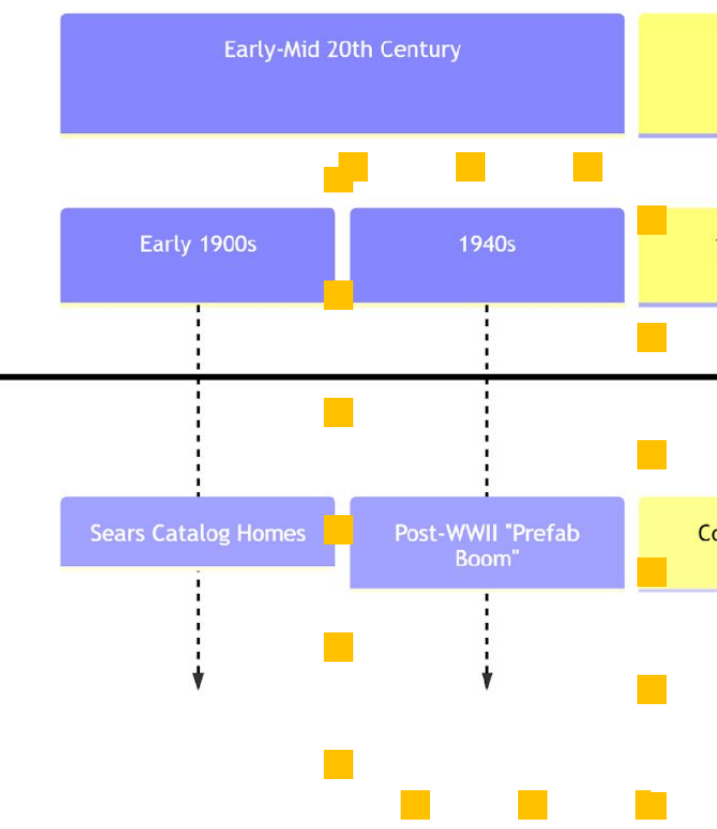


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SEARS, ROEBUCK AND CO.

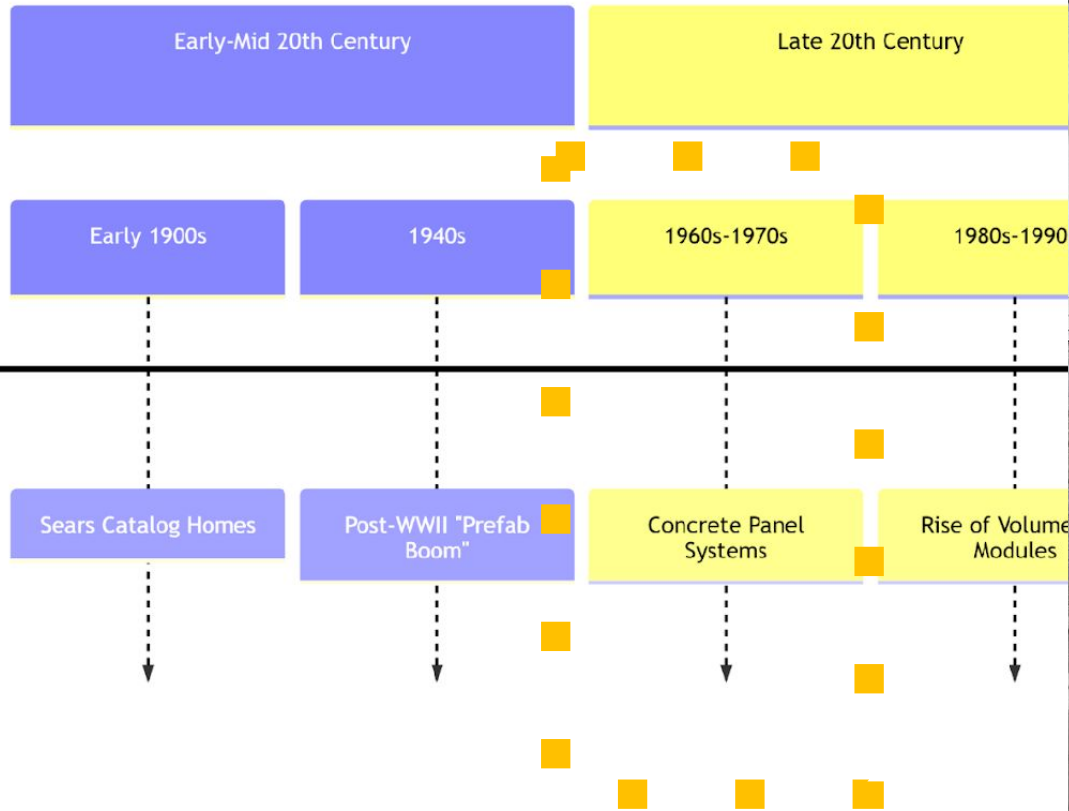
Evolution of Modular Construction

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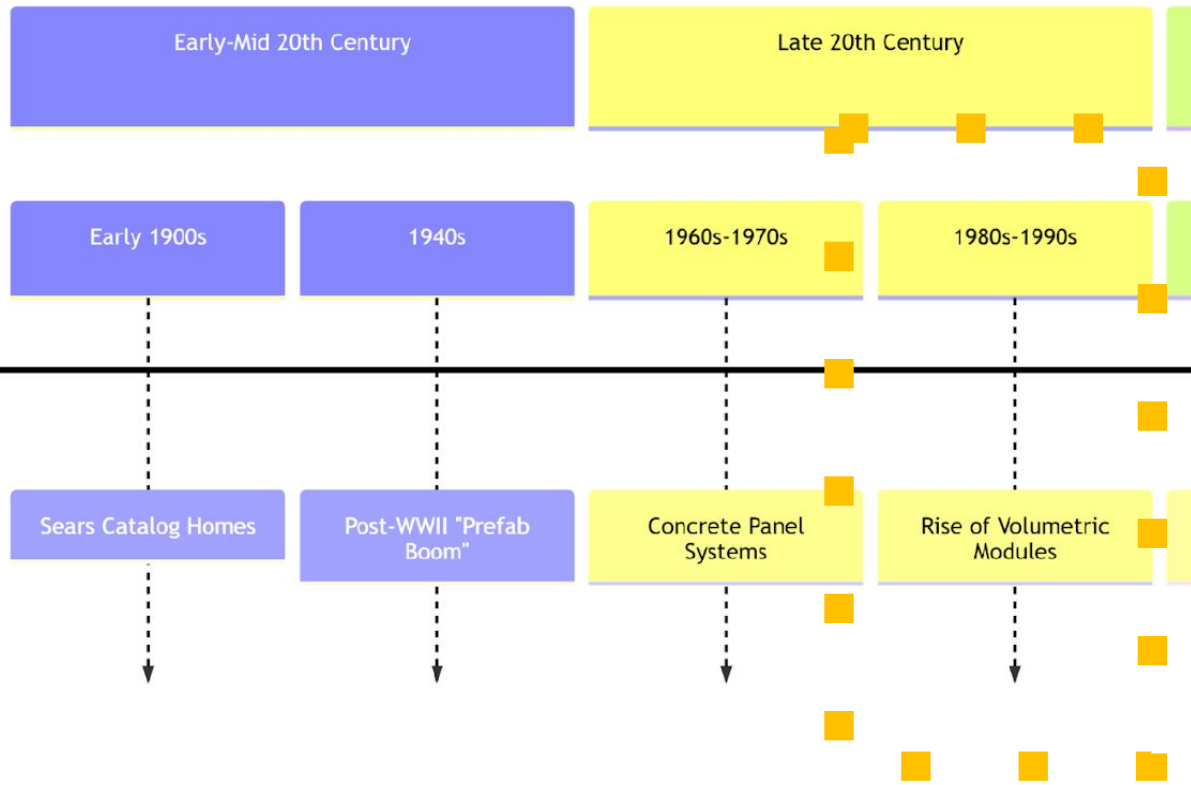
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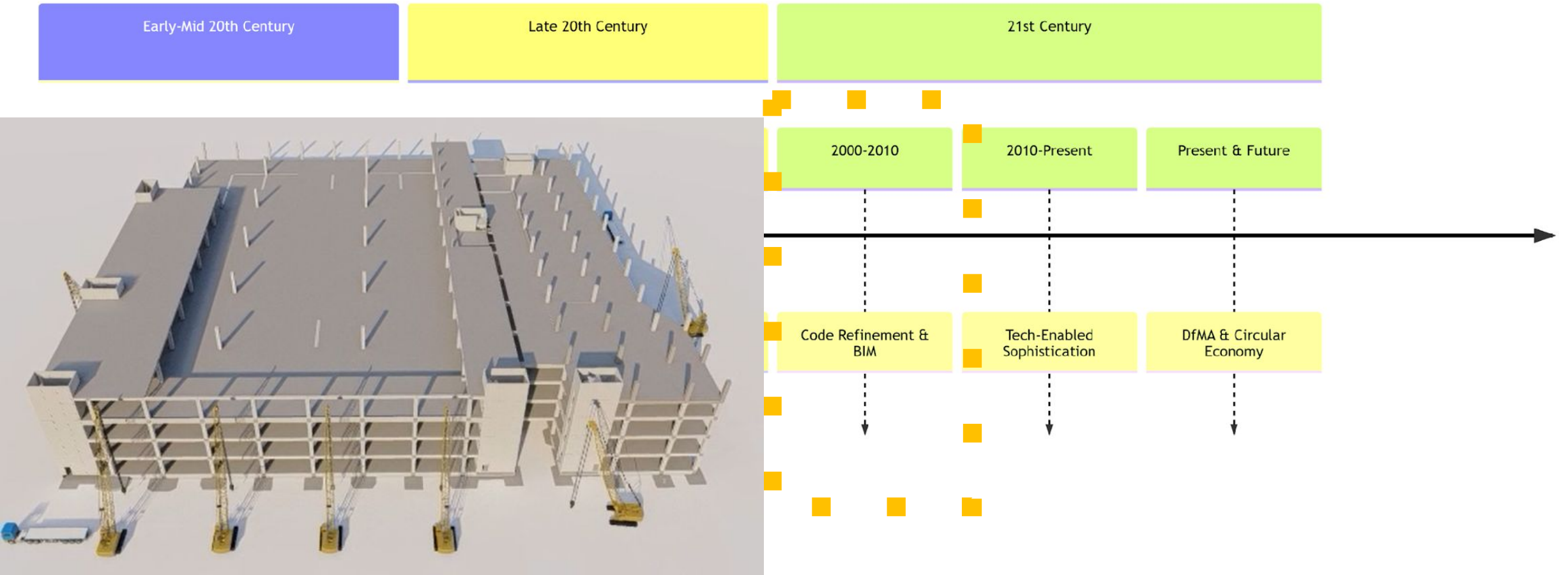
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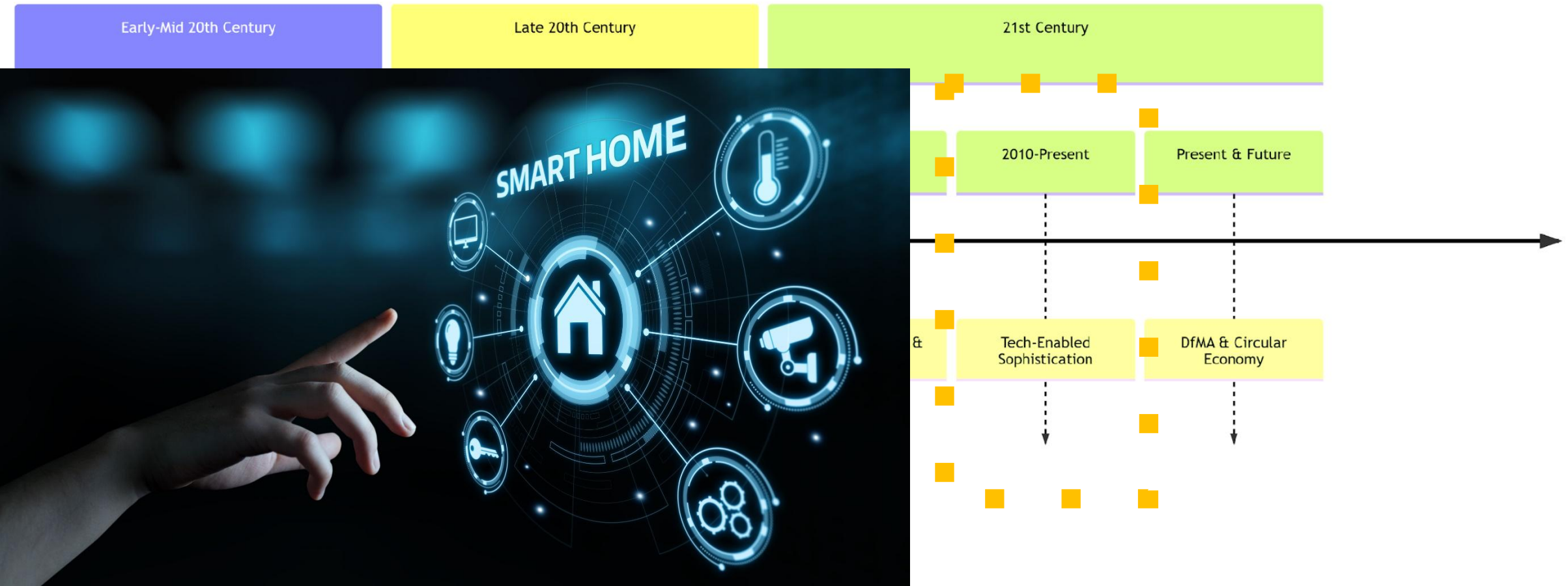
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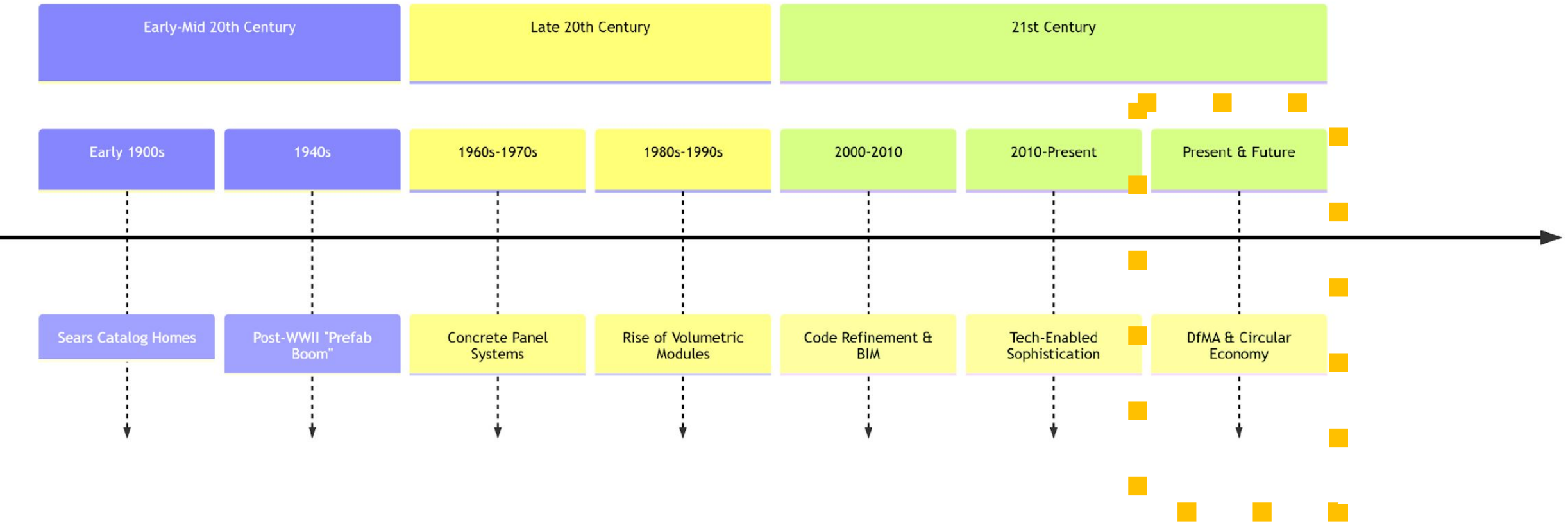
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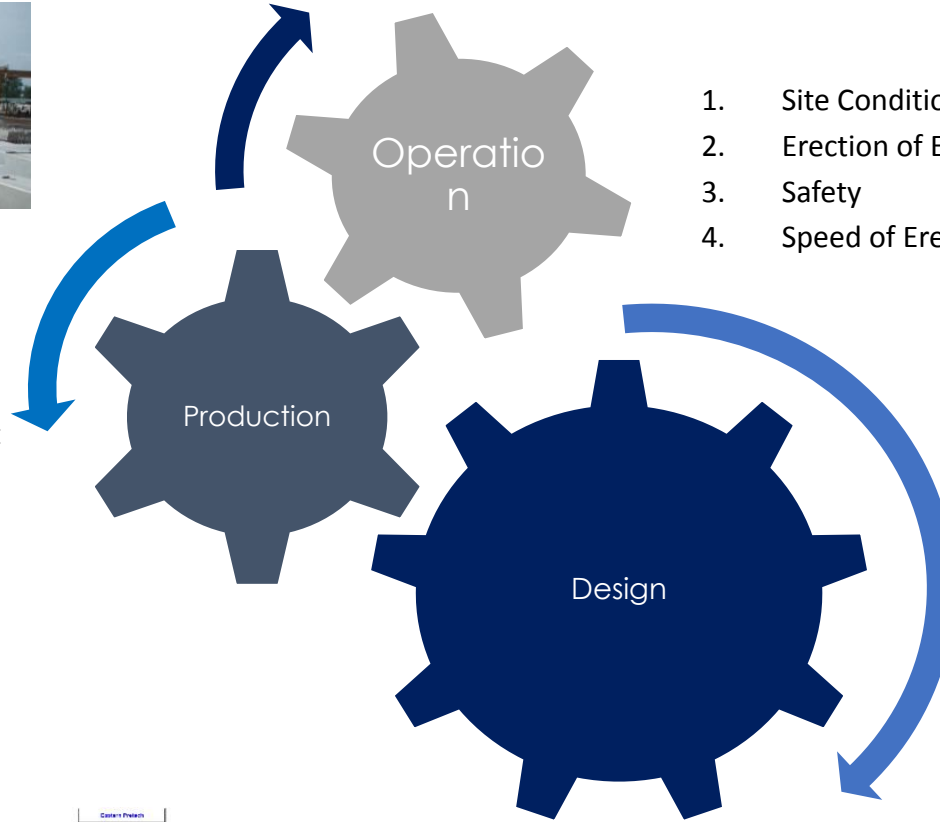
Evolution of Modular Construction



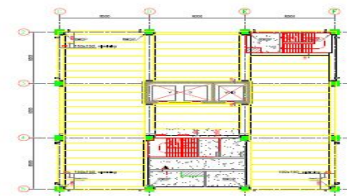
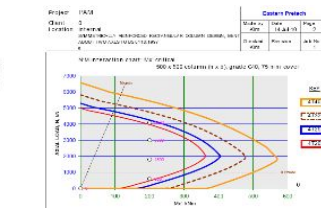
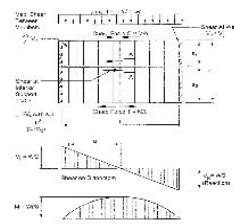
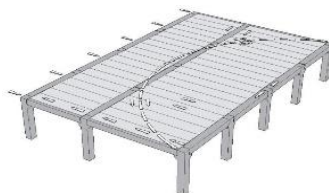
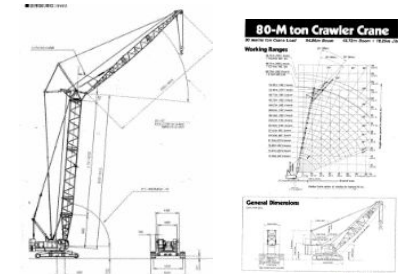
DfMA Approach



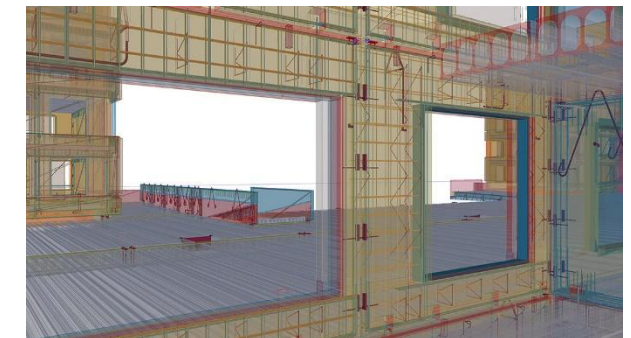
1. Efficiency by Automation
2. Production Cycle
3. Cost
4. Stockyard Management



1. Site Conditions
2. Erection of Elements
3. Safety
4. Speed of Erection

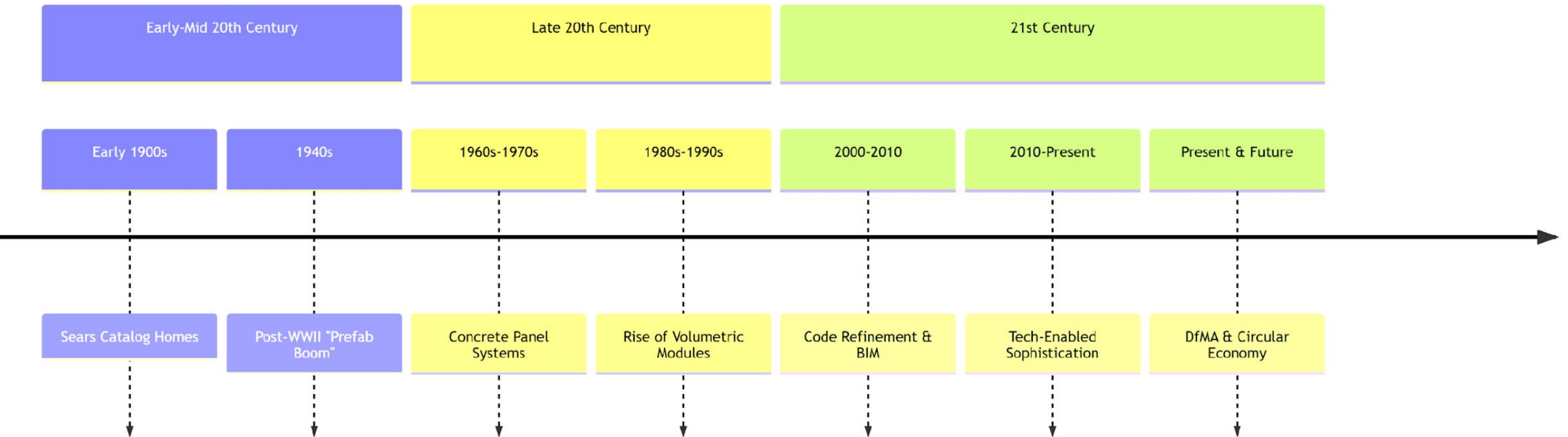


1. BIM
2. Shopdrawings
3. Early design freeze to avoid costly rectification works



Where are we now ?

Evolution of Modular Construction







Key ingredients to a successful IBS Project

- 1) Modularisation
- 2) Standardisation
- 3) Repetition
- 4) DFMA



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